161.0	0001	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	843,000 / 843,000
					USE VALUE:	843,000 / 843,000
					ASSESSED:	843,000 / 843,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
168		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUET FRANCOIS/ TRUSTEE
Owner 2:	FRANCOIS HUET TRUST
Owner 3:	
Street 1:	168 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HUET FRANCOIS -
Owner 2:	-
Street 1:	168 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .223 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 2831 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9711.000	345,100		497,900	843,000
Total Card	0.223	345,100		497,900	843,000
Total Parcel	0.223	345,100		497,900	843,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 297.75 | /Parcel: 297.75

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	107306
GIS Ref	
GIS Ref	
Insp Date	07/17/18

!12576!

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	345,100	0	9,711.	497,900	843,000		Year end	12/23/2021
2021	101	FV	332,700	0	9,711.	497,900	830,600		Year End Roll	12/10/2020
2020	101	FV	332,700	0	9,711.	497,900	830,600	830,600	Year End Roll	12/18/2019
2019	101	FV	300,100	0	9,711.	497,900	798,000	798,000	Year End Roll	1/3/2019
2018	101	FV	249,600	0	9,711.	441,000	690,600	690,600	Year End Roll	12/20/2017
2017	101	FV	249,600	0	9,711.	369,900	619,500	619,500	Year End Roll	1/3/2017
2016	101	FV	249,600	0	9,711.	369,900	619,500	619,500	Year End	1/4/2016
2015	101	FV	208,900	0	9,711.	320,100	529,000	529,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:10:38

LAST REV

Date	Time
07/07/21	15:46:47
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12576

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUET FRANCOIS,	1574-186	1	6/24/2021	Convenience	99	No	No		
HUET FRANCOIS/	1498-65		10/18/2016	Convenience	1	No	No		
MC INNIS GEORGE	1294-69		12/17/2004		502,000	No	No		
	703-47		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/31/2019	153	Redo Bat	15,000	C				
6/22/2012	786	Wood Dec	8,000					REPL DECK
5/19/2011	468	Addition	225,000					2ND FLOOR ADD W/BE
5/17/2005	411	Wood Dec	7,995					

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2018	Inspected	CC	Chris C
5/30/2018	MEAS&NOTICE	BS	Barbara S
12/23/2008	Meas/Inspect	336	PATRIOT
3/31/2005	MLS	MM	Mary M
4/10/2001	Inspected	PM	Peter M
11/30/1999	Mailer Sent		
11/23/1999	Measured	264	PATRIOT
7/26/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107306
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9711		Sq. Ft.	Site		0	70.	0.73	8									497,932						497,900	

Total AC/HA:	0.22293	Total SF/SM:	9711	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	497,932	Spl Credit		Total:	497,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.12989032
Const Adj.:	0.98980004
Adj $ / SQ:	111.837
Other Features:	117000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423946
Depreciation:	78854
Depreciated Total:	345092

COMMENTS

EST BMT AND LLV.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

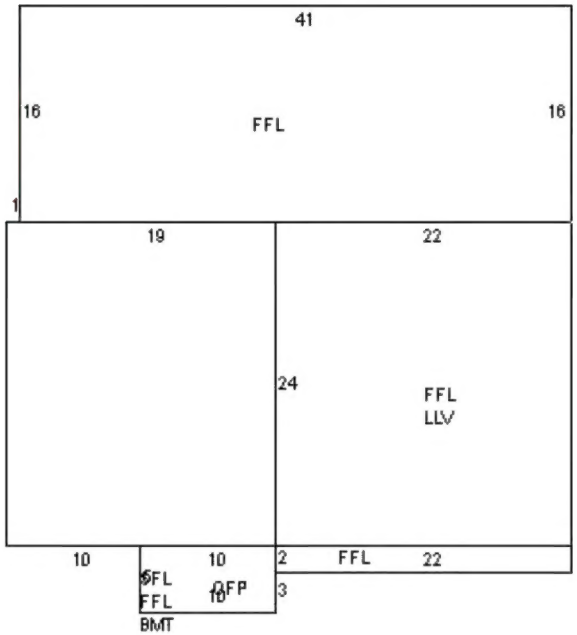
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	111.84
Special Features:	0	Val/Su Net:	106.32
Final Total:	345100	Val/Su SzAd	157.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,708	111.840	191,017
LLV	Lower Level	528	65.420	34,544
BMT	Basement	480	53.180	25,526
SFL	Second Floor	480	111.840	53,682
OFP	Open Porch	50	43.550	2,178

Net Sketched Area:	3,246			Total:	
Size Ad	2188	Gross Area	7086	FinArea	2831

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	
LLV	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	